

Attachment F

2020

**Tucson-Pima County Historical Commission**  
Plans Review Subcommittee

**LEGAL ACTION REPORT**

**Thursday, February 13, 2020**

**3<sup>rd</sup> Floor Conference Room, Planning and Development Services  
Department, Public Works Building, 201 N. Stone, Tucson, Arizona  
85701.**

**1. Call to Order and Roll Call**

Meeting called to order at 1:10 P.M., and a quorum was established.

Commissioners Present: Terry Majewski (Chair), Jim Sauer, Helen Erickson, Jill Jenkins, Sharon Chadwick, and Jan Mulder.

Commissioners Absent/Excused: Michael Becherer.

Staff Members Present: Michael Taku, Jodie Brown, and Nick Ross (PDSD).

**2. Approval of the Legal Action Report (LAR) from Meeting(s) of 1-23-20**

It was moved by Commissioner Sauer, duly seconded by Commissioner Erickson, and carried by a voice vote of 6-0 to approve the Legal Action Report from the meeting of 1-23-20 as submitted.

**3. Historic Preservation Zone Review Cases**

*UDC Section 5.8/TSM 9-02.0.0/Historic District Design Guidelines/Revised  
Secretary of the Interior's Standards and Guidelines*

**HPZ 19-97, 1043-1045 North 2<sup>nd</sup> Avenue  
West University Historic Preservation Zone, Non-Contributing Resource**

Construction of new additions, replacement of windows and doors.  
[Zoning Violation].

Staff Taku summarized the project and read into the record the recommendations from the WUHZAB meetings of 12-17-19 and 1-21-20 to the subcommittee.

David Stewart, Chrysalis Design presented project.

Discussion was held. Subcommittee discussion focused on window material to be essentially wood not vinyl as existing, compatibility of the new addition and stucco in development zone, public view of entry doors, location of entrance, and suggestions on design mitigation options including but not limited to:- porch light, house number facing 2<sup>nd</sup> Ave, porch cover, and awning, etc. Action was taken with two separate motions.

**(A)**

It was moved by Commissioner Sauer, duly seconded by Commissioner Jenkins, and passed by a voice vote of 6-0 to recommend approval of proposed wood windows as presented. In particular, for each unit of the duplex, the following windows are recommended for approval: 3 trapezoids fixed clerestory windows; 1 rectangular fixed picture window in living room; a pair of asymmetric casement/fixed windows in bedrooms to be installed in matching pairs for symmetry; no window in bathroom.

**(B)**

It was moved by Commissioner Sauer, duly seconded by Commissioner Mulder, and passed by a voice vote of 6-0 to recommend continuing the remainder of the case [windows approved in Motion A, above] with the consent of the applicant, to allow the applicant to return with revised design solution to mitigate concerns raised about hiding the entry from public view.

**HPZ 19-108, 521 S. Russell Avenue**

**Armory Park Historic Preservation Zone, Contributing Resource**

Construction of an attached second dwelling unit at the rear of the lot.

Applicant did show up for the review. Case will be scheduled for a future review. No action was taken.

*Break: 1:44 P.M*

*Resume: 1:53 P.M*

**Stone Minor Subdivision, 601 S. Stone Avenue**

**Armory Park Historic Residential District, Greater Infill Incentive District.**

Five (5) Single Family Residences; Two (2) with mixed use, retail and commercial.

**[Courtesy Review]**

Presentation by Philipp Neher along with Paolo De Lorenzo and Paul Reimer on the proposed residences. The proposal is for residences with two (2) and three (3) stories with a courtyard. Some of the residences will be mixed use with offices, residence, coffee shop, retail and commercial.

Subcommittee discussion focused on parking, circulation, setbacks, heights, and residential pattern within the development zone.

Concerns raised included but not limited to height, site utilization, massing, window sizes mixed up, breaking of facades, and inquiry on IID waivers. No action taken.

*Commissioner Jenkins left the meeting at 2:06 P.M.*

#### **Sign Code Sunset Amendment**

An informational presentation and feedback with emphasis on Historic Landmark Signs, the review process for designation, and signs in historic zones.

No Action Required.

(Mallory Ress and Dan Bursuck, PDSD)

#### **[Courtesy Review]**

Planning Development Services Department Staff (Mallory Ress and Dan Bursuck) presented proposed text changes to the Unified Development Code in advance of the August 2020 sunset date, relating to signs in Historic Preservation Zones and Historic Landmark Signs (HLS). Staff asked for feedback regarding a possible name change to HLS and whether PRS should continue reviewing HLS treatment plans. PRS provided feedback and asked questions of staff in preparation for the full review of the text amendment.

*Commissioner Chadwick left the meeting at 2:25 P.M.*

#### **4. Rio Nuevo Area (RNA)/Infill Incentive District (IID) Review Cases**

*UDC Sections 5.12.7; 5.12.6.E.2; 5.12.7 & 5.12.10*

##### **IID-19-08/HPZ 20-009, The Baffert at Five (5) Points, 747 S. 6<sup>th</sup> Avenue Downtown Infill Incentive District, Armory Park Historic Preservation Zone, Contributing and Non-Contributing Resources**

Construction of a new mixed-use 4-story building and retention of the detached contributing building currently on the parcel.

Not reviewed due to lack of a quorum. No action taken.

#### **5. Current Issues for Information/Discussion**

##### **a. Minor Reviews**

Staff provided an update on reviews conducted in Armory Park and West University.

**b. Appeals**

None at this time.

**c. Zoning Violations**

Staff provided information on ongoing and pending cases being worked on for compliance. Specifically, 541 S. Main Avenue (revision to plans) and 1717 E. 8<sup>th</sup> Street (unpermitted additions).

**d. Review Process Issues/Discussions**

Subcommittee request staff presentation on flexible Lot Development (FLD) review and potential Code changes, In particular, clarification on role of PRS in FLD reviews.

A concern was raised on the need for clarification of roles in the review process for the revisions to the Eckbo TCC Landscape Plan between PRS and the newly formed TCC Commission.

**6. Call to the Audience (Information Only)**

John Burr spoke on UDC Text on FLD going to MC.

**7. Schedule and Future Items for Upcoming Meetings**

Staff provided information on upcoming items for PRS. Next PRS meeting is scheduled for 2-27-20.

**8. Adjournment**

Meeting adjourned at 3:06 P.M.